

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 January 2026

Application Number: 252405

Location: 2 Riverside, Wargrave Road, Remenham, Wokingham, RG9 3JD

Proposal: Householder application for the proposed installation of a pitched roof with rooflights to replace the existing flat roof and canopy and changes to fenestration.

Recommendation: Refused

Reasons

1. By reason of the excessive scale of the proposed extension, the proposal would result in a disproportionate addition over and above the size of the original building which would be inappropriate development within the Green Belt and, by definition, harmful to its openness. No very special circumstances have been identified which would clearly outweigh the harm to the Green Belt by reason of inappropriateness. The proposal is therefore contrary to policy CP12 of the Core Strategy (2010), policy TB01 of the Managing Development Delivery Local Plan (2014) and section 13 of the National Planning Policy Framework (2024).

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

2. This decision is issued in respect of the drawings and plans numbered 2956-100, 3596-101, 3596-102, 3596-103, 3956-200A, 3596-201D, 3509- 202D and 3596-203C received on 6 October 2025.

A handwritten signature in cursive script, appearing to be 'JMM'.

Recommendation and conditions/reasons agreed:

Date: 23 January 2026

REMEMBER - The earliest date for a decision on this application is: **5 November 2025**